

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
APRIL 4, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga
ABSENT: Salas

- Chairman's Statement
- Announcements
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2008-074 | 119 E. Craig |
| 2. Case No. 2012-087 | 121 E. Ashby |
| 3. Case No. 2012-095 | 129 E. Ashby |
| 4. Case No. 2012-092 | 217 N. St. Mary's St. |
| 5. Case No. 2012-099 | 965 E. Mistletoe |
| 6. Case No. 2012-098 | 732 N. Olive |
| 7. Case No. 2012-094 | SE Military & Presa |
| 8. Case No. 2012-085 | 112 E. Pecan |
| 9. Case No. 2012-105 | 205 E. Guenther |
| 10. Case No. 2012-089 | 206 Sadie |
| 11. Case No. 2012-106 | 310 Eads |
| 12. Case No. 2012-083 | 322 W. Kings Hwy. |
| 13. Case No. 2012-044 | 528 King William |
| 14. Case No. 2007-266 | 1401 S. Flores |
| 15. Case No. 2012-104 | 3510 N. Main |

Commissioner Carpenter pulled items 1, 4, 7 and 9 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga
NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2008-074

Applicant: Steven Tillotson, Kell Munoz Architects

Address: 119 E. Craig

The applicant is requesting conceptual approval to:

Adopt a Campus Master Plan and new concept for the playground design. Key components of the master plan include:

1. Restoration of the carriage house, and demolition of the garage structure in order for the central quad to serve as a central gathering place for the school
2. The creation of more useable outdoor spaces, including more durable hardscape and planting, more shaded areas, and more outdoor seating
3. Resolving site accessibility issues
4. Improving connectivity and walkability between Founders and Stevens Yards
5. Expanding the pick-up and drop-off areas
6. Correcting drainage problems
7. Reducing the amount of asphalt paving and introducing alternative paving materials
8. Introducing covered walkways to and from the North Hall, Gymnasium, and Cafeteria
9. Reworking the Kinder Playground to create more functional playscapes
10. Identify building expansion opportunities, including the Sports Court area, Carriage House area, and the playground.

Steve Tillotson, applicant, presented.

Paul Kinnison, Monte Vista Historic Association, read the MVHA comments. MVHA recommends conceptual design of the new soccer field and outdoor classroom with associated fencing and landscaping. MVHA does not recommend conceptual design of the western play area, in front of Stevens Hall, as it would obliterate the lawn space and remove the traditional landscape design of the houses on the campus and street. Mr. Kinnison further stated that MVHA recommends conceptual design of the science and creativity center, with the following stipulations: 1) Clerestory on eastern elevation be reviewed for height concerns 2) detailing of terraces be well crafted (columns, trellises), 3) ironwork be constructed of solid materials, not tubular 4) consideration be given to proposed construction materials for appropriateness and durability (white clay brick, stone base, tile roof, aluminum clad wooden windows w/divided lights, etc) 5) adequate landscaping be added around building, similar to that proposed around the new playground 6) maximum setbacks be incorporated into site plan.

Larry Clark, Bender Wells Clark Design, stated materials used in the play area is meant to create as much permeable surface as possible. Soccer field will be an artificial turf product on a two percent slope area.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to grant conceptual approval with staff stipulations and the additional stipulation that the lawn in front of Stevens Hall be as green as possible.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga
NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2012-092

Applicant: George O'Brien

Address: 217 N. St. Mary's St.

The applicant is requesting a Certificate of Appropriateness for approval to:

Enclose the existing balconies on the hotel in order to expand the interior guest rooms. The existing railings of the balconies would be removed and the exterior space would be incorporated into the interior of the hotel. Fixed windows would be installed in place of the existing railings.

Robert Kramer, applicant, presented.

Commissioner Connor stated he has concern with the sealed plane rising above the RiverWalk is alarming. The proposed plan would not be beneficial to the RiverWalk or downtown San Antonio.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Guarino to refer to the DRC.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga
NAYS: None

THE MOTION CARRIED.

7. HDRC NO. 2012-094

Applicant: Larry Hicks

Address: SE Military and Presa

The applicant is requesting a Certificate of Appropriateness for approval to install a 60,500 sq. ft. paved asphalt area, including a concrete driveway and a chain link fence.

Desiree Salmon, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Rodriguez, Connor
NAYS: None
RECUSED: Barrera, Shafer, Zuniga

THE MOTION CARRIED.

9. HDRC NO. 2012-105

Applicant: Josh Peterson, MEP Engineering

Address: 205 E. Guenther

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a new wall along the west side of the outdoor patio
- 2) Install condensing units behind the wall
- 3) Remove and relocate existing trees

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Guarino approve as submitted.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

RECUSED: Barrera, Zuniga

THE MOTION CARRIED.

16. HDRC NO. 2012-080

Applicant: Scott E. Hays

Address: 351 E. Huisache

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Extend garage to the north by 12'. The applicant has proposed extending the hipped roof of the garage to create a longer roof line, but maintaining the pitch of the roof.
2. Reconfigure the east and south elevations to reflect a change of use from apartment to garage. The south elevation, which previously had two doors and one window, will be altered to have only one door. The east elevation, which previously had two windows and two original wooden garage doors, will have two modern overhead garage doors located to the left and right of a carport opening in the center. The original wooden garage doors and the two windows on the east elevation have been removed.

Scott Hays, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to approve with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2012-084

Applicant: Cappy Lawton

Address: 101 E. Craig

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Repair and repaint exterior walls and stairs
2. Replace the existing asphalt shingle roof with a new asphalt shingle roof
3. Install a new fence, gate and pergola on the west side yard of the existing structure. The fence will be 5' 6" high and will be constructed of stone and mahogany which will be painted white. The pergola will be above the main entrance into the courtyard, and will be 7' 6" tall.
4. Create a courtyard with grass and stepping stones on west side yard. The courtyard will measure 16' 6" x 16'.
5. Plant a new oak tree on the property

Don McDonald, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve as submitted. Correction to Item 3 proposed fence is a side yard fence.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-093

Applicant: David Garza

Address: 303 Mary Louise

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof with a brown colored standing seam metal roof with 18" panels.

Applicant/owner was not present.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to deny based on staff recommendations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2012-096

Applicant: Don McDonald

Address: 535 E. Craig

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove vinyl siding and repair wood as needed
2. Remove balcony balustrade and remove columns and replace with a horizontal balustrade
3. Relocate existing windows on the east and west sides of the property
4. Construct a new screened balcony on the back of the house
5. Install new doors and window in the kitchen
6. Replace the existing roof with a standing seam metal roof
7. Extend the accessory structure (laundry building) by 6' with a new roof to match the existing
8. Construct a new 7' high stone wall to separate the main house from the guest house
9. Install a rainwater collection tank made of galvanized steel

Don McDonald, applicant, presented.

Barbara Witte-Howell stated the proposed renovations will be a great enhancement to the district.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approve items 1, 2, 3, 4, 5, 7, 8, 9 as submitted. Item 6 with staff's stipulation.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2012-097

Applicant: Obial Ahmadzai

Address: 1102 E. Crockett

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the original wood windows and replace with vinyl windows
2. Install a wrought iron front yard fence

Obial Ahmadzai, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to refer to the DRC.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2012-101

Applicant: Peter A. Pontolillo

Address: 1403 N. St. Mary's

The applicant is requesting conceptual approval to:

Construct a new addition to the existing historic high school. The project scope will include:
Disassemble window sill masonry and remove windows, partial demolition at gym exit (required for elevator to serve main and new building), bridge pier location is away from the main building and bridge stair and elevator landings cantilever toward the main building to make no physical structural connection, basement opening is new and through a non-structural wall, exterior brick masonry (class and library) to match building's tan brick, bridge glass and stucco (a clear division between existing and new), landscaping is proposed for the courtyard (between existing gym and new building), landscaping is also proposed for the area between new and St. Mary's street (exception-parking for new handicap entry to new elevator. New elevator needed to provide adequate handicap access to new and existing (the existing elevator is large enough to only allow a chair and a tight fit for a companion)

Conrad Martinez, RVK Architects, presented.

Commissioner Carpenter presented the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to refer to the DRC.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

RECUSED: Barrera, Shafer, Zuniga

THE MOTION CARRIED.

22. HDRC NO. 2012-102

Applicant: Irby Hightower

Address: 1414 South Alamo St.

The applicant is requesting a Certificate of Appropriateness for approval to:

Perform site work and exterior renovations on two buildings in the Blue Star Arts Complex

Site Work:

- 1) Remove and replace metal and concrete ramp
- 2) Remove and replace metal stair escape to comply with safety requirements on Rue Bernard
- 3) Relocate vehicular gate between Building 2 and 3
- 4) Repair grading for adequate drainage

Building 1: West Elevation

- 1) Construct new concrete ramp
- 2) Create 2 new 7'x14' openings for open air corridor
- 3) Create 2 enlarged openings at existing header heights on façade for new storefront and retail spaces

Building 1: East Elevation

- 1) Enlarge existing window openings at existing header height for new storefront and retail spaces
- 2) Create new 7'x8' openings for new open air corridor

Building 2: West Elevation

- 1) Permanently mount elevator car at the first floor for future kiosk and install storefront at new opening
- 2) Create new 9'-2"x9' opening for open air corridor
- 3) Enlarge existing window openings for new storefront and retail spaces

Building 2: East Elevation

- 1) Create new 8'-6" x 15'-9" openings for new open air corridor
- 2) Enlarge existing window openings for new storefront and retail spaces

Irby Hightower, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Zuniga to approve the April 3 drawings as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2012-081

Applicant: Roy Padilla

Address: 1418 W. Lynwood Ave.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install new aluminum windows and doors throughout
2. Replace asbestos and wood siding with Hardiplank
3. Reconfigure the front façade to incorporate a bay window

Roy Padilla, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve with DRC recommendations.

1. Wood windows matching the original in design should be installed on the front façade.
2. New bay window on the front porch should be removed.
3. Wood screens on the aluminum windows on the sides and rear of the house.
4. The new Hardiplank siding to be appropriately finished on the corners.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2012-082

Applicant: Gonzalo A. Barraza

Address: 1931 W. Kings Highway

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace three spiral concrete columns at the front entrance with new spiraled concrete/cantera columns
2. Apply stucco over the original tile detail above the windows and install decorative concrete panels
3. Remove original wood windows and install new aluminum windows throughout
4. Remove chain link fence and repair sidewalk and walkways

Gonzalo Barraza, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve with DRC and staff recommendations.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2012-103

Applicant: Angelo Serrato

Address: 2241 W. Mistletoe

The applicant is requesting a Certificate of Appropriateness for approval to install a new iron fence on the side yard.

Angelo Serrato, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to deny based on staff recommendation.

AYES: Cone, Carpenter, Barrera, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

April 4, 2012

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- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 6:15 P.M.

APPROVED

A handwritten signature in black ink, appearing to read "Tim Cone", written over the printed name.

Tim Cone
Chair